



THE SEAL APPEARING ON THIS DOCUMENT WAS  
 AUTHORIZED BY MICHAEL L. WILLIAMS, ARCHITECT #118915  
 October 3, 2016 Zoning Submittal  
 ALTERATIONS OF SEALED DOCUMENTS WITHOUT PROPER  
 NOTIFICATION TO THE RESPONSIBLE ARCHITECT IS AN  
 OFFENSE UNDER THE TEXAS BOARD OF ARCHITECTURAL  
 EXAMINERS.

SHEET CONTENTS:

OVERALL SITE PLAN

DATE: October 3, 2016

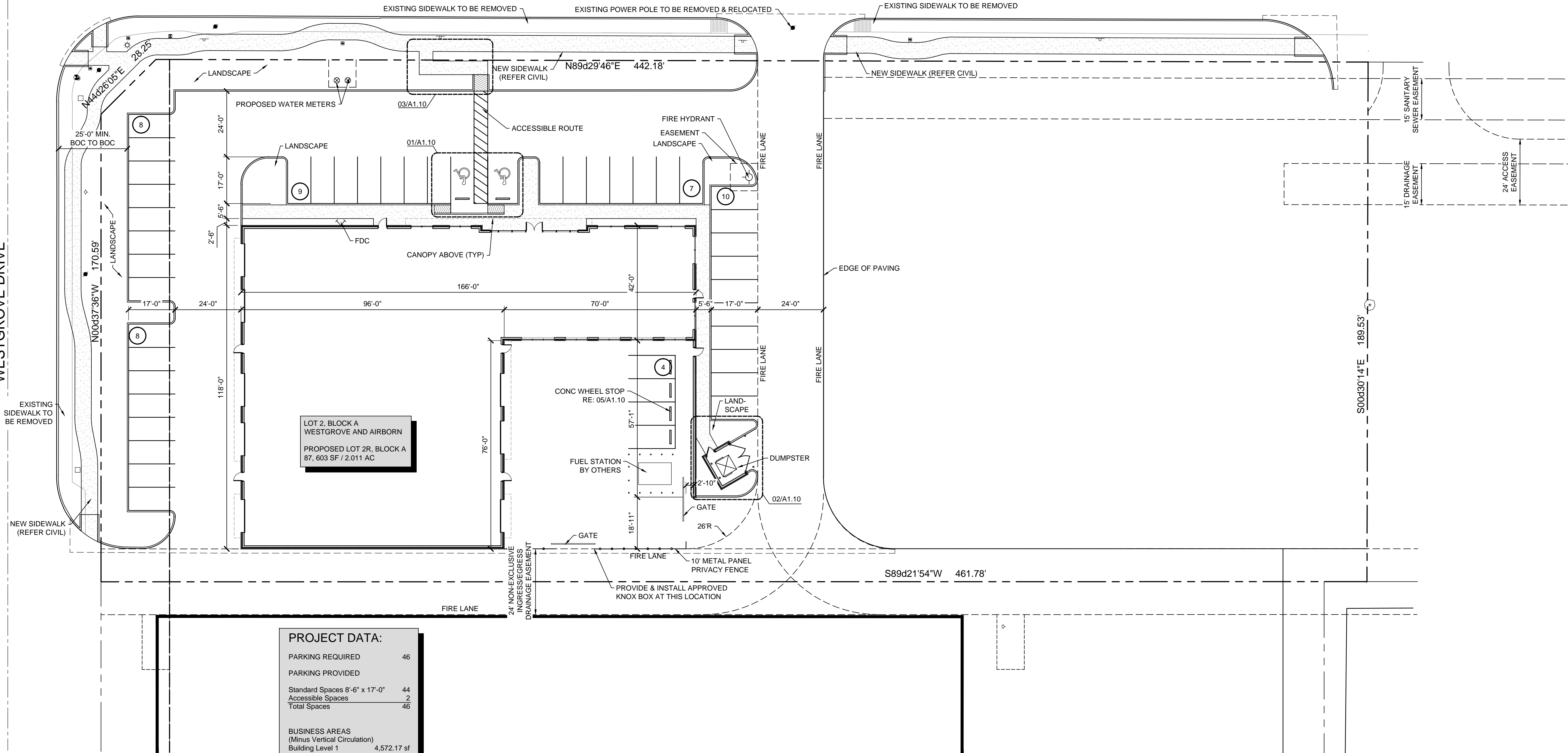
SHEET:

A1.00

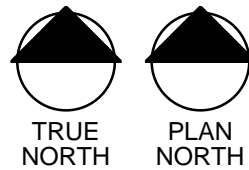
© COPYRIGHT 2016 AZIMUTH : ARCHITECTURE, INC.

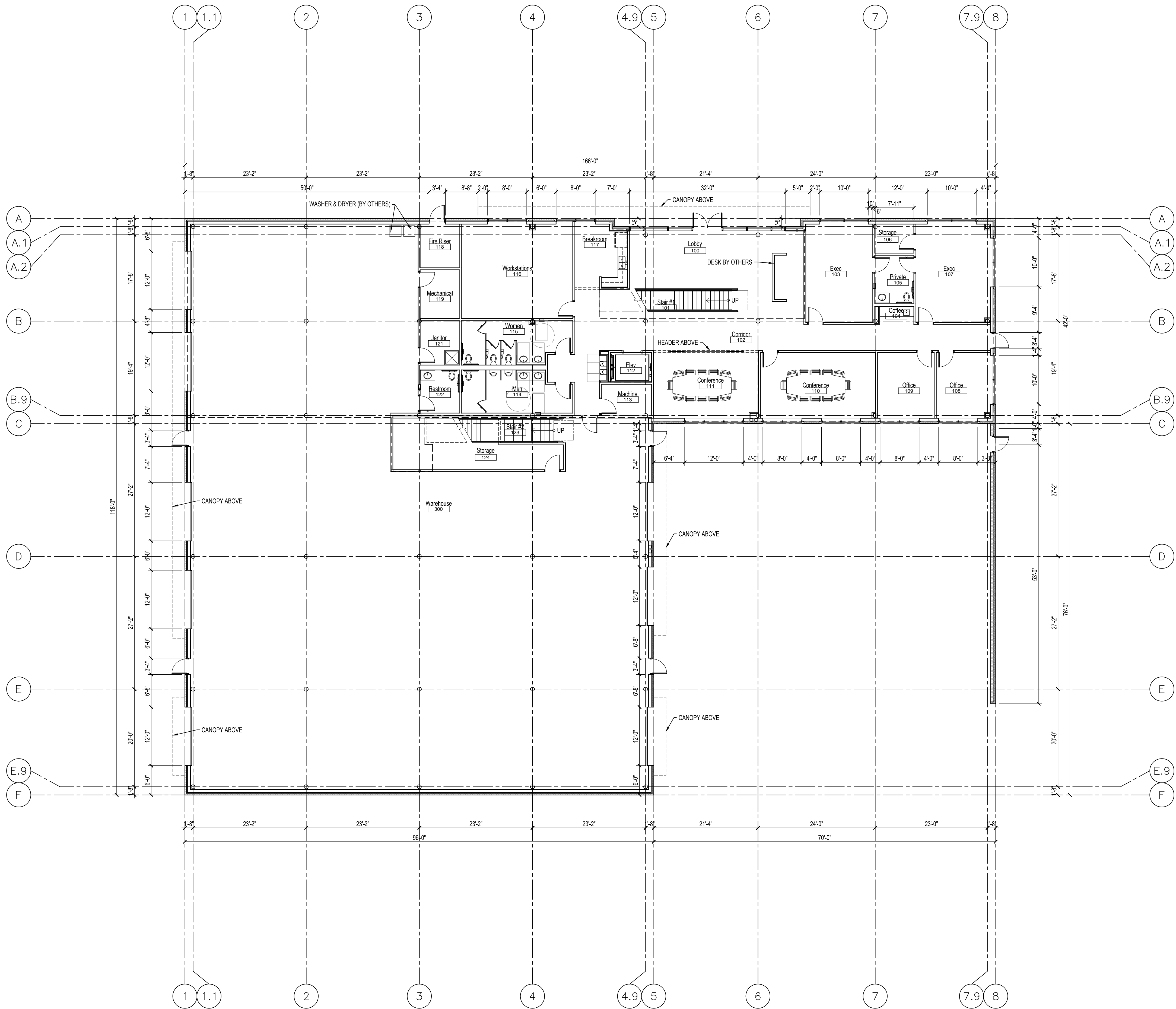
SOJOURN DRIVE

WESTGROVE DRIVE



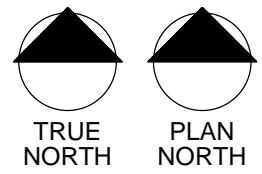
PROJECT DATA:	
PARKING REQUIRED	46
PARKING PROVIDED	
Standard Spaces 8'-6" x 17'-0"	44
Accessible Spaces	2
Total Spaces	46
BUSINESS AREAS (Minus Vertical Circulation)	
Building Level 1	4,572.17 sf
Building Level 2	6,073.82 sf
Total	10,645.99 sf
WAREHOUSE AREAS	
Building Level 1	9,223.66 sf
Building Level 2	0 sf
Total	9,223.66 sf





01 FLOOR PLAN - LEVEL 1

Scale: 3/32" = 1'-0"



AZIMUTH:

architecture

9660 Audelia Road  
Suite 123-66  
Dallas, Texas 75238  
214.261.9060

www.azimutharc.com

# Knight Renovations Corporate Offices & Warehouse

4200 Sojourn, Addison, Texas  
City Project Number: 16-12

2206

1	08.19.16	P&Z Submittal
2	09.12.16	Final Dev. Submittal
3	10.03.16	SUP Submittal



THE SEAL APPEARING ON THIS DOCUMENT WAS  
AUTHORIZED BY MICHAEL L. WILLIAMS, ARCHITECT #118915  
October 3, 2016 Zoning Submittal  
NOTIFICATION TO THE RESPONSIBLE ARCHITECT IS AN  
OFFENSE UNDER THE TEXAS BOARD OF ARCHITECTURAL  
EXAMINERS.

SHEET CONTENTS:

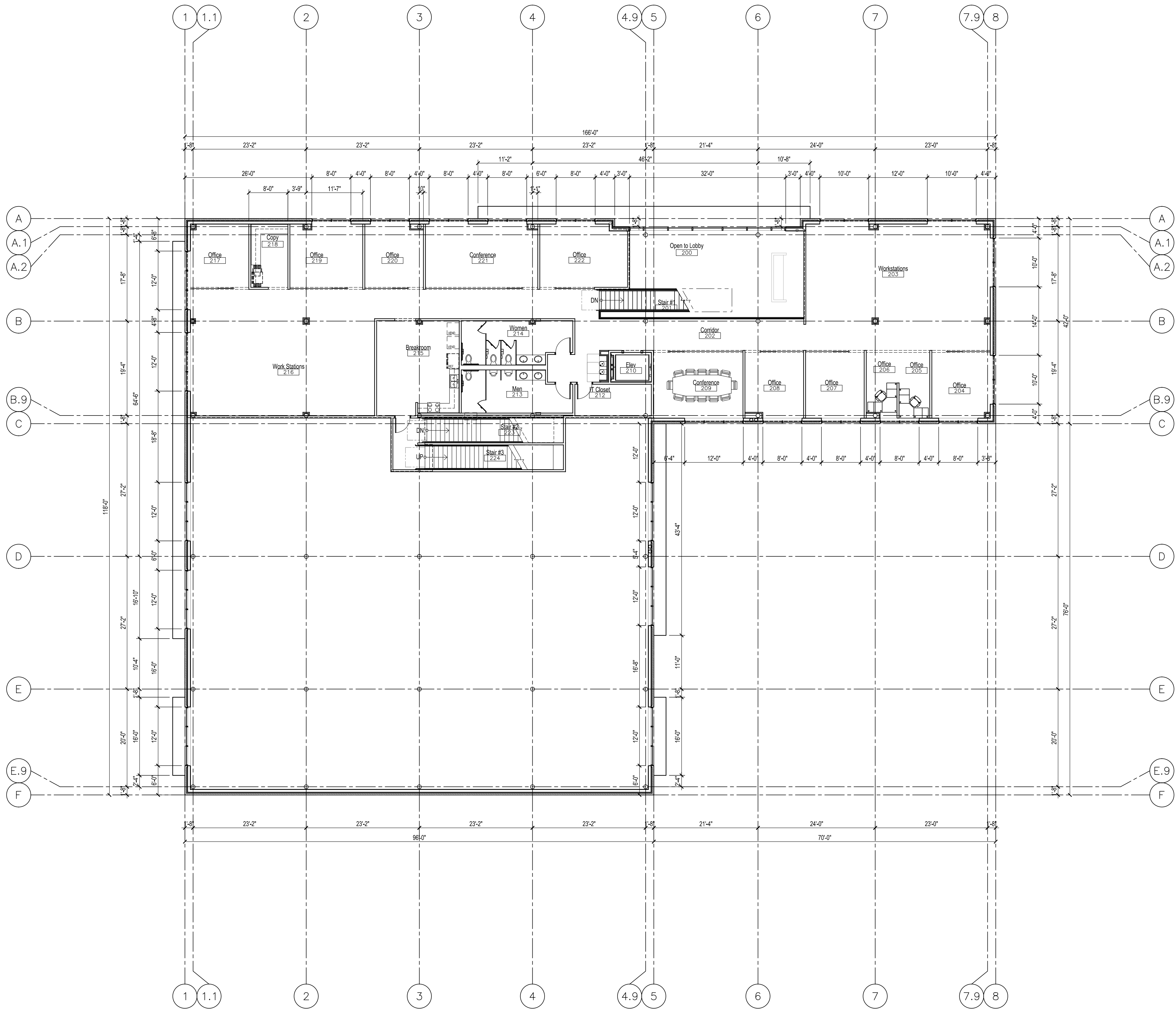
FIRST FLOOR PLAN

DATE: October 3, 2016

SHEET:

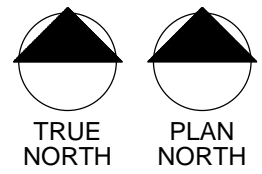
A3.00

© COPYRIGHT 2016 AZIMUTH : ARCHITECTURE, INC.



01 FLOOR PLAN - LEVEL 2

Scale: 3/32" = 1'-0"



AZIMUTH:

architecture

9660 Audelia Road  
Suite 123-66  
Dallas, Texas 75238  
214.261.9060

www.azimutharc.com

# Knight Renovations Corporate Offices & Warehouse

4200 Sojourn, Addison, Texas  
City Project Number: 16-12

2206

- 1 08.19.16 P&Z Submittal  
2 09.12.16 Final Dev. Submittal  
3 10.03.16 SUP Submittal

REVISIONS:



THE SEAL APPEARING ON THIS DOCUMENT WAS  
AUTHORIZED BY MICHAEL L. WILLIAMS, ARCHITECT #118915  
October 3, 2016 Zoning Submittal  
NOTIFICATION TO THE RESPONSIBLE ARCHITECT IS AN  
OFFENSE UNDER THE TEXAS BOARD OF ARCHITECTURAL  
EXAMINERS.

SHEET CONTENTS:

SECOND FLOOR PLAN

DATE: October 3, 2016

SHEET:

A3.01

© COPYRIGHT 2016 AZIMUTH : ARCHITECTURE, INC.

OFFICE BUILDING MATERIALS TABLE										
		NORTH		SOUTH		EAST		WEST		TOTAL
1	TOTAL FACADE SF	5953.83	SF	5592.72	SF	4677.06	SF	4086.78	SF	20,310.39 SF
2	FACADE SF (Minus Doors & Windows)	4105.91	SF	4844.76	SF	3455.51	SF	2845.02	SF	15,251.20 SF
3	DOORS & WINDOWS SF	1847.92	SF	747.96	SF	1221.55	SF	1241.76	SF	5059.19 SF
4	MASONRY TOTALS (Min 80%)	3390.38	SF / 82.6%	4791.90	SF / 98.9%	3317.82	SF / 96.0%	2689.43	SF / 94.5%	14,189.53 SF
	BRICK SF (As Applicable)									
5	OTHER MATERIALS TOTALS (Max 20%)	715.56	SF / 17.4%	52.86	SF / 1.1%	137.69	SF / 4.0%	155.59	SF / 5.5%	1061.70 SF
	COMPOSITE METAL PANEL	677.89	SF / 16.5%	52.86	SF / 1.1%	67.09	SF / 2.0%	48.93	SF / 1.7%	846.77 SF
	CANOPY	37.67	SF / 0.9%	0	SF / 0.0%	70.60	SF / 2.0%	106.66	SF / 3.8%	214.93 SF

MATERIAL NOTES & LEGEND

- 1

SHEET METAL COPING
- 2

CANOPY
- 3

COMPOSITE METAL PANEL CLADDING
- 4

ALUMINUM & GLASS CURTAINWALL (TO MATCH STOREFRONT)
- 5

ALUMINUM & GLASS STOREFRONT
- 6

ALUMINUM & GLASS ENTRY DOOR
- 7

HOLLOW METAL ENTRY DOOR
- 8

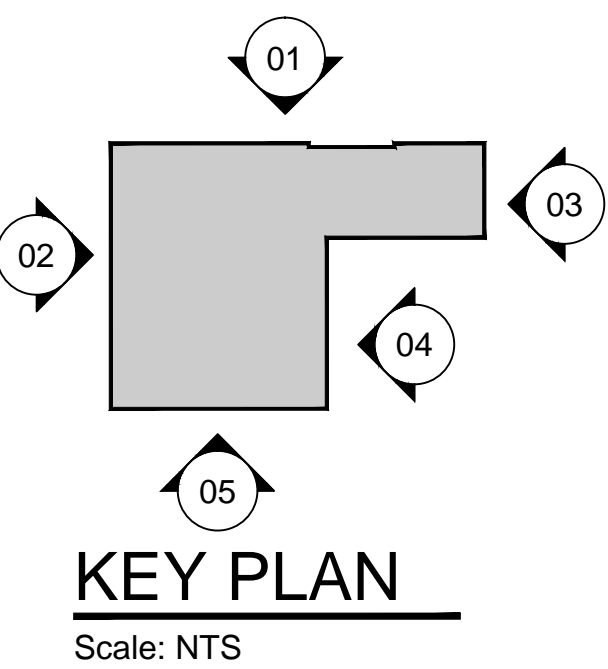
CORNICE
- 9

12'-0" x 12'-0" OVERHEAD DOOR
- 10

12'-0" x 14'-0" OVERHEAD DOOR
- 11

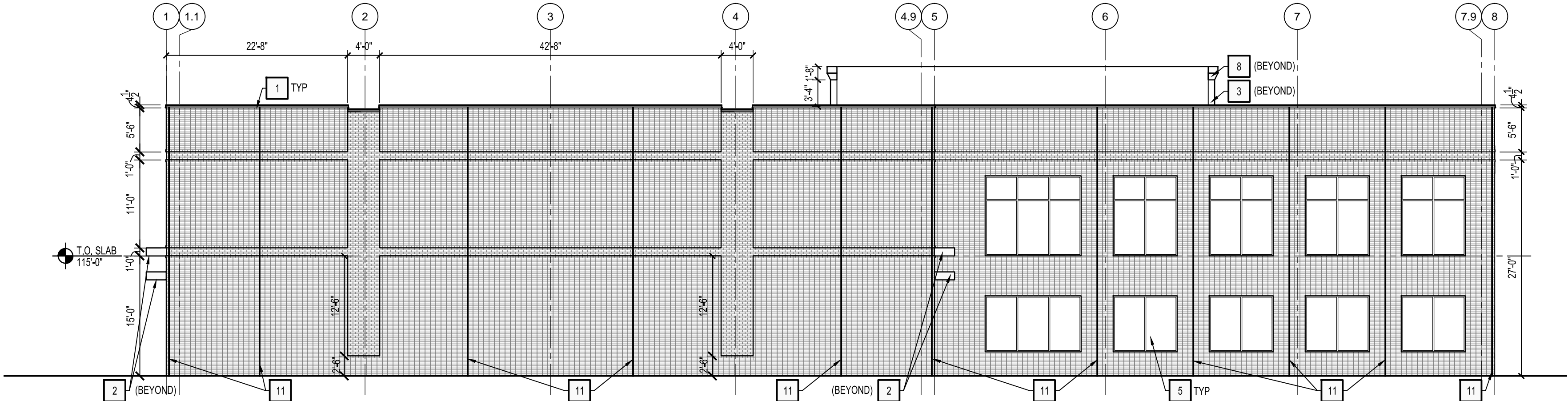
MASONRY EXPANSION JOINT
- 12

BUILDING MOUNTED WALL PACK
- FIELD BRICK
- ACCENT BRICK



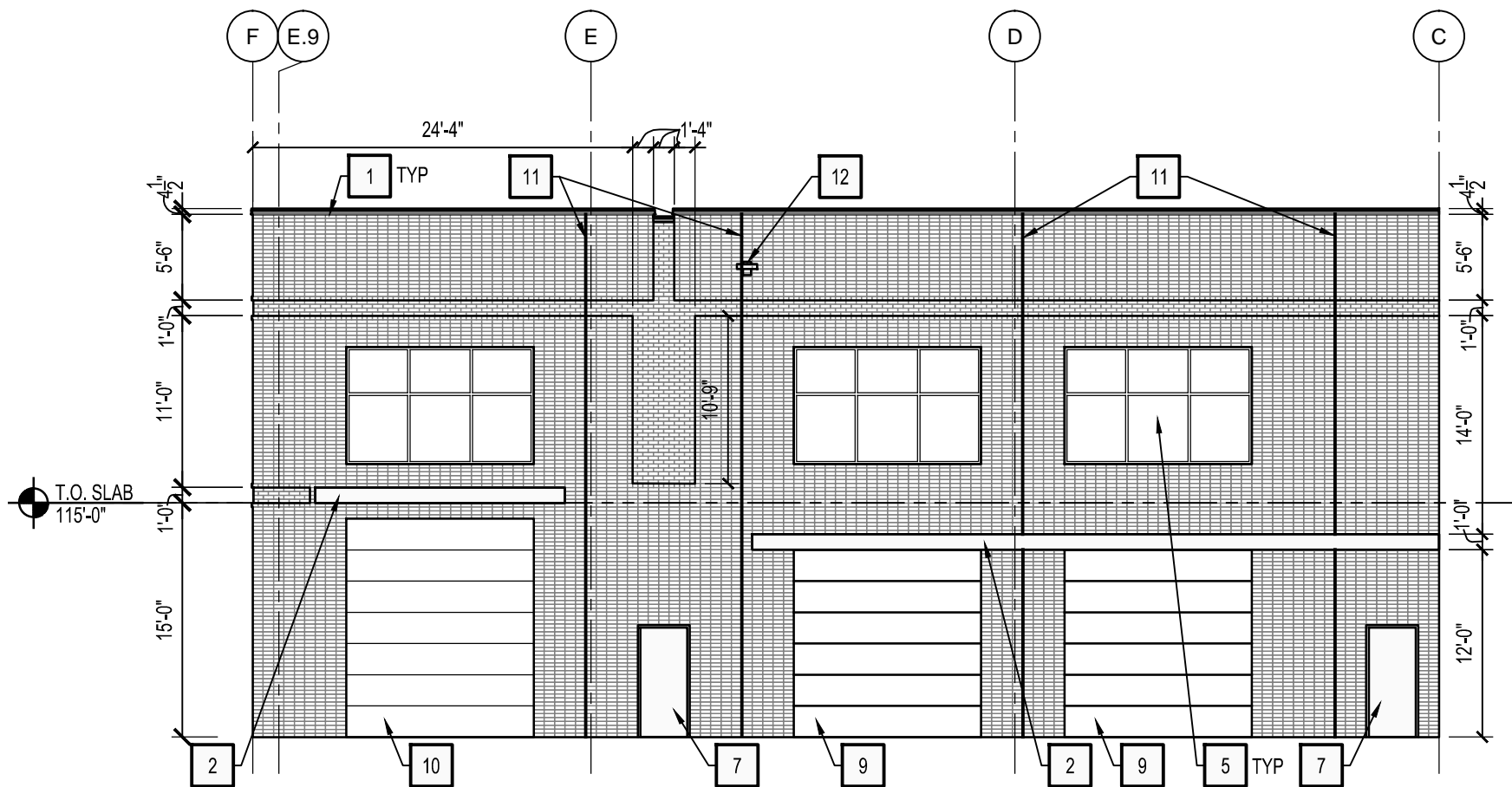
azimuth:  
architecture

9660 Audelia Road  
Suite 123-66  
Dallas, Texas 75238  
214.261.9060



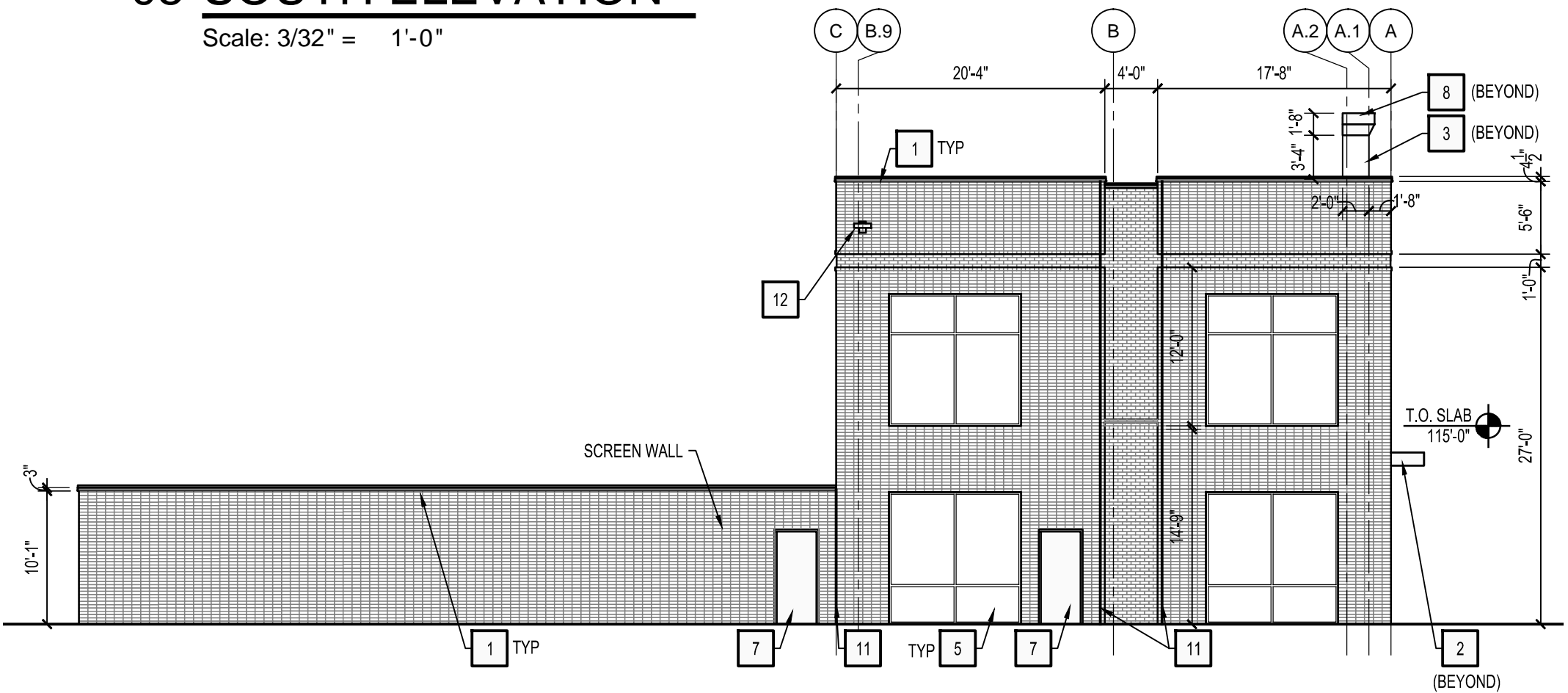
05 SOUTH ELEVATION

Scale: 3/32" = 1'-0"



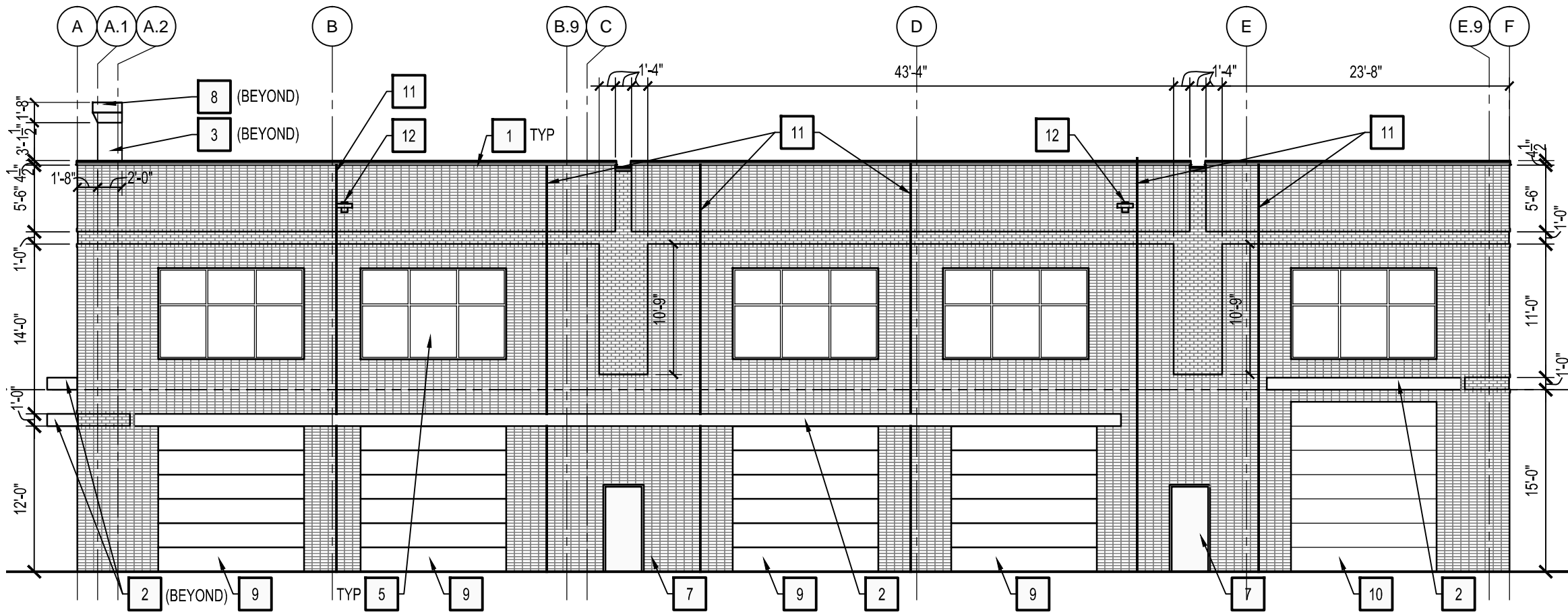
04 EAST ELEVATION

Scale: 3/32" = 1'-0"



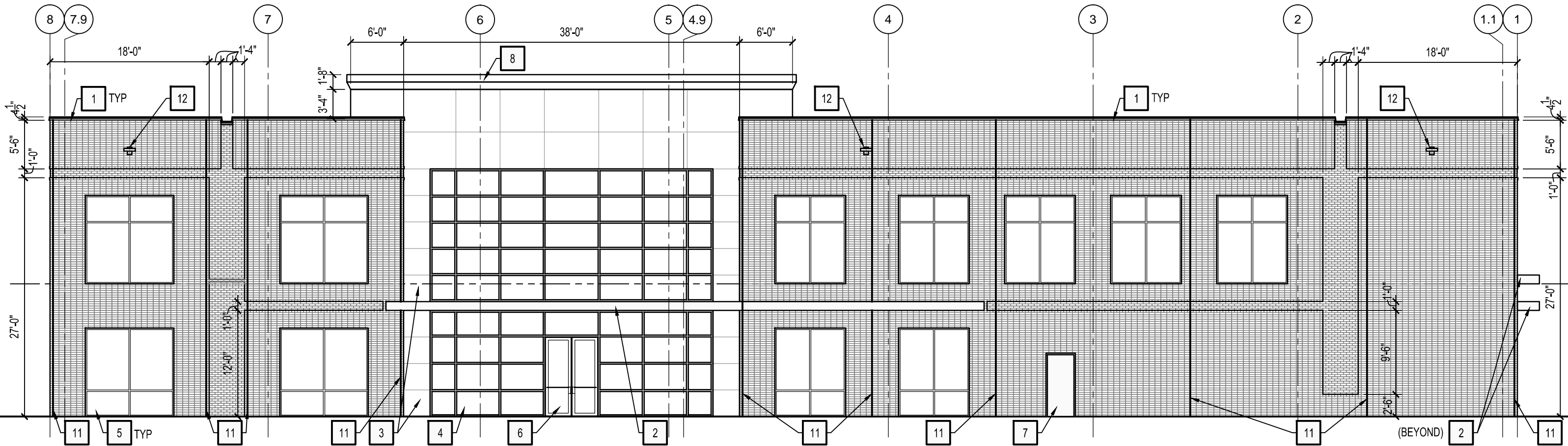
03 EAST ELEVATION

Scale: 3/32" = 1'-0"



02 WEST ELEVATION

Scale: 3/32" = 1'-0"



01 NORTH ELEVATION

Scale: 3/32" = 1'-0"

www.azimutharc.com

Knight Renovations  
Corporate Offices &  
Warehouse  
4200 Sojourn, Addison, Texas  
City Project Number: 16-12

2206

1 08.19.16 P&Z Submittal

2 09.12.16 Final Dev. Submittal

3 10.03.16 SUP Submittal

CLIENT:

JOB # :

REVISIONS:

SEAL:

THE SEAL APPEARING ON THIS DOCUMENT WAS  
AUTHORIZED BY MICHAEL L. WILLIAMS, ARCHITECT #18915  
October 3, 2016 Zoning Submittal  
ALTERATIONS OF SEALED DOCUMENTS WITHOUT PROPER  
NOTIFICATION TO THE RESPONSIBLE ARCHITECT IS AN  
OFFENSE UNDER THE TEXAS BOARD OF ARCHITECTURAL  
EXAMINERS.

STATE OF TEXAS

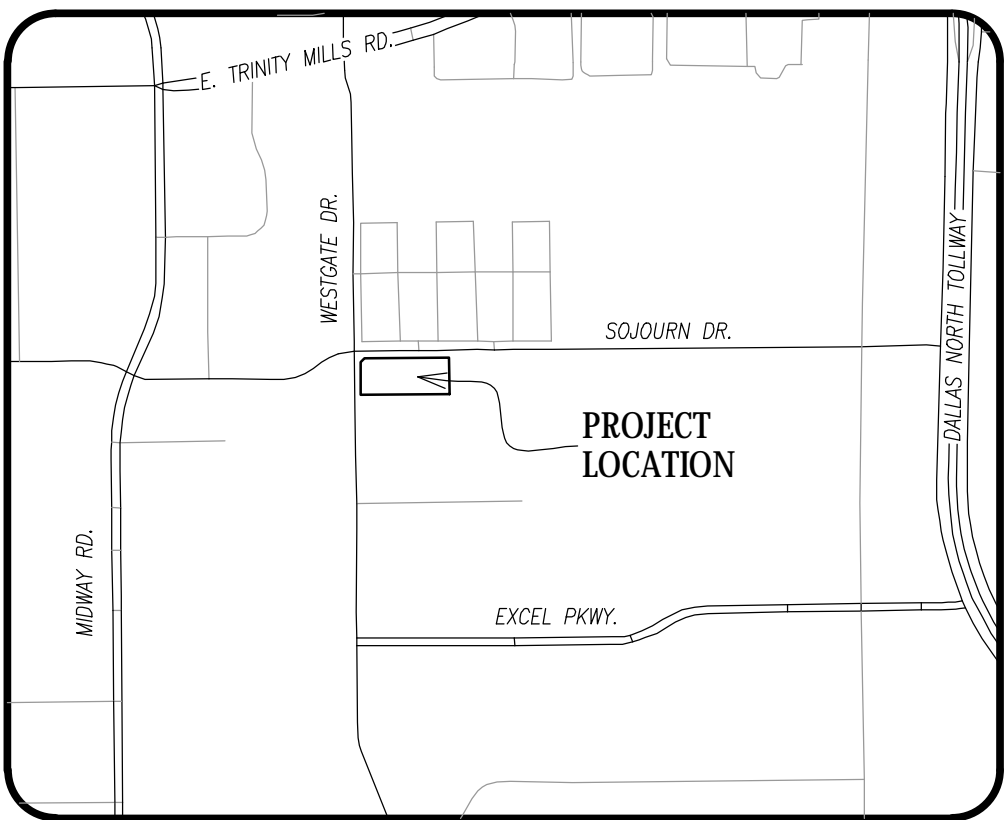
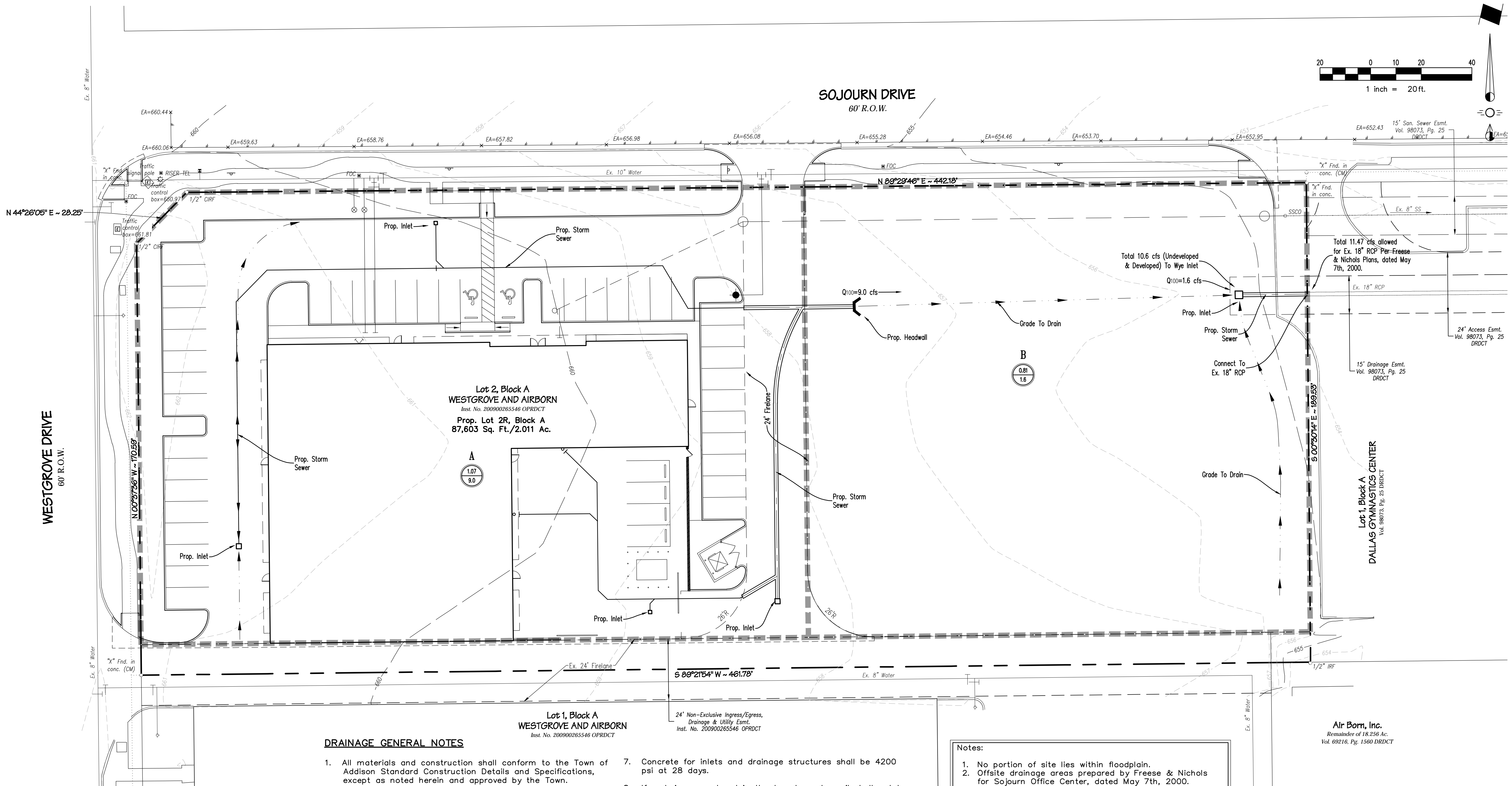
SHEET CONTENTS:

EXTERIOR BUILDING  
ELEVATIONS

DATE: October 3, 2016

SHEET: A7.00

© COPYRIGHT 2016 AZIMUTH : ARCHITECTURE, INC.



LOCATION MAP  
1"=1000'

#### DRAINAGE GENERAL NOTES

1. All materials and construction shall conform to the Town of Addison Standard Construction Details and Specifications, except as noted herein and approved by the Town.
2. Contractor shall be responsible for maintaining trench safety requirements in accordance with Town Standards, Texas State Law, and O.S.H.A. Standards for all excavation in excess of five feet in depth.
3. The location of all utilities located on these plans are taken from existing public records. The exact location and elevation of all public utilities must be determined by the Contractor. It shall be the duty of the Contractor to ascertain whether any additional facilities other than those shown on the plans may be present.
4. It shall be the responsibility of the Contractor to protect all public utilities in the construction of this project. All manholes, clean-outs, valve boxes, fire hydrants, etc. must be adjusted to proper line and grade by the Contractor prior to and after the placing of permanent paving. Utilities must be maintained to proper line and grade during construction of the paving for this development.
5. Drainage should be maintained away from the foundations, both during and after construction.
6. Backfill for utility lines should be carefully placed so that they will be stable. Where utility lines pass through the parking lot, the top 6" should be compacted similarly to the remainder of the lot. Utility ditches should be visually inspected during the excavation process to ensure that undesirable fill is not used.
7. Concrete for inlets and drainage structures shall be 4200 psi at 28 days.
8. If rock is encountered in the trench, rock spoil shall not be used in the upper 1.5 feet of the trench.
9. All earthwork operations, pavement installation, etc. shall conform to the Geotechnical Investigation.
10. All PVC shall be placed on 1.0% minimum slope unless otherwise noted.

Drainage Area Table						
Drainage Area No.	Drainage Area (Acres)	C	tc (Min.)	I100 (in./hr.)	Q100 (cfs)	Comments
A	1.07	0.9	10	9.27	9.0	TO PROPOSED GRADE TO DRAIN OUTFALL
B	0.81	0.2	15	7.99	1.6	TO PROP. WYE INLET

#### Notes:

1. No portion of site lies within floodplain.
2. Offsite drainage areas prepared by Freese & Nichols for Sojourn Office Center, dated May 7th, 2000.
3. Since total flow (Developed & Undeveloped) is less than the allowable 11.47 cfs, no onsite detention will be required at this time.
4. Detention for the Undeveloped portion of Lot 2R shall be provided at time of development per Town of Addison Standards.

#### LEGEND

Q = C I A  
C = 0.9 (Developed)  
C = 0.25 (Undeveloped)  
I<sub>100</sub> = 9.27 (Developed)  
I<sub>100</sub> = 7.99 (Undeveloped)  
tc = 10 min. (Developed)  
tc = 15 min. (Undeveloped)

A ← Drainage Area Number

XX.X ← Acres

XX.X ← Q<sub>100</sub> (cfs)

■ ■ ■ ■ ■ Drainage Divide Line

## FINAL DEVELOPMENT SUBMITTAL

Addison Project #16-12

PRELIMINARY DRAINAGE PLAN

## KNIGHT RENOVATIONS

LOT 2, BLOCK A - 2.011 Acres in  
W. LOMAX SURVEY, ABST. NO. 792  
IN THE TOWN OF ADDISON, DALLAS COUNTY, TEXAS

#### OWNER/APPLICANT

Squire Properties, LLC  
901 Waterfall Way, Suite 307  
Richardson, TX 75080  
Telephone (469) 330-7838  
Contact: John DeTiberis

#### ENGINEER/SURVEYOR

Spars Engineering, Inc.  
TBPE No. F-2121  
765 Custer Road, Suite 100  
Plano, TX 75075  
Telephone: (972) 422-0077  
Contact: John Spiars



Scale: 1"=20'    September 12, 2016    SEI Job No. 16-036

1. The Owner, tenant and their agent, if any, shall be jointly and severally responsible for the maintenance of all landscape.
2. All landscape shall be maintained in a neat and orderly manner at all times. This shall include mowing, edging, pruning, fertilizing, watering, weeding and other such activities common to landscape maintenance.
3. All landscape areas shall be kept free of trash, litter, weeds and other such material or plants not part of this plan.
4. All plant material shall be maintained in a healthy and growing condition as is appropriate for the season of the year.
5. All plant material which dies shall be replaced with plant material of equal or better value.
6. Contractor shall provide separate bid proposal for one year's maintenance to begin after final acceptance.

1. Contractor shall verify all existing and proposed site elements and notify Architect of any discrepancies. Survey data of existing conditions was supplied by others.
2. Contractor shall locate all existing underground utilities and notify Architect of any conflicts. Contractor shall exercise caution when working in the vicinity of underground utilities.
3. Contractor is responsible for obtaining all required landscape and irrigation permits.
4. Contractor to provide a minimum 2% slope away from all structures.
5. All planting beds and lawn areas to be separated by steel edging. No steel to be installed adjacent to sidewalks or curbs.
6. All landscape areas to be 100% irrigated with an underground automatic irrigation system and shall include rain and freeze sensors.
7. All lawn areas to be Solid Sod Bermudagrass, unless otherwise noted on the drawings.

1. *Fine grade areas to achieve final contours indicated on civil plans.*
2. *Adjust contours to achieve positive drainage away from buildings. Provide uniform rounding at top and bottom of slopes and other breaks in grade. Correct irregularities and areas where water may stand.*
3. *All lawn areas to receive solid soil shall be left in a maximum of 1" below final finish grade. Contractor to coordinate operations with on-site Construction Manager.*
4. *Imported topsoil shall be natural, friable soil from the region, known as bottom soil and free from lumps, clay, toxic substances, roots, debris, vegetation, stones, containing no salt and black to brown in color.*
5. *All lawn areas to be fine graded, irrigation trenches completely settled, and finish grade approved by the Owner's Construction Manager or Architect prior to installation.*
6. *All rocks 3/4" diameter and larger, dirt clods, sticks, concrete spalls, etc. shall be removed prior to placing topsoil and any lawn installation.*

1. Installation of native grasses to be performed by hydro-seeding.
2. Provide a hydromulch cap per Hydromulch Notes.
3. Final grades to be smooth and level free of debris, rocks over 1" and shall have no ruts or depressions.
4. Install the following mix at the specified rate:
  - Sideoats Gramma 5 lbs / acre
  - Blue Gramma Grass 5 lbs / acre
  - Buffalo Grass 40 lbs / acre
  - Green Sprangletop 5 lbs / acre
  - Lovegrass 6 lbs / acre

1. Fine grade areas to achieve final contours indicated. Leave areas to receive topsoil 3" below final desired grade in planting areas and 1" below final grade in turf areas.
2. Adjust contours to achieve positive drainage away from buildings. Provide uniform rounding at top and bottom of slopes and other breaks in grade. Correct irregularities and areas where water may stand.
3. All lawn areas to receive solid sod shall be left in a maximum of 1" below final finish grade. Contractor to coordinate operations with on-site Construction Manager.
4. Contractor to coordinate with on-site Construction Manager for availability of existing topsoil.
5. Plant sod by hand to cover indicated area completely. Insure edges of sod are touching. Top dress joints by hand with topsoil to fill voids.
6. Roll grass areas to achieve a smooth, even surface, free from unnatural undulations.
7. Water sod thoroughly as sod operation progresses.
8. Contractor shall maintain all lawn areas until final acceptance. This shall include, but not limited to: mowing, watering, weeding, cultivating, cleaning and replacing dead or bare areas to keep plants in a vigorous, healthy condition.
9. Contractor shall guarantee establishment of an acceptable turf area and shall provide replacement from local supply if necessary.
10. If installation occurs between September 1 and March 1, all sod areas to be over-seeded with Winter Ryegrass, at a rate of 4 (four) pounds per one thousand (1000) square feet.

TREES					
QTY.	TYPE	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
8	BC	Bald Cypress	<i>Taxodium distichum</i>	4" cal.	B&B, 15' ht., 5' spread min.
8	CE	Cedar Elm	<i>Ulmus crassifolia</i>	4" cal.	B&B, 15' ht., 5' spread min.
10	LO	Live Oak	<i>Quercus virginiana</i>	4" cal.	B&B, 15' ht., 5' spread min.
7	RO	Red Oak "Shumard"	<i>Quercus shumardii</i>	4" cal.	B&B, 15' ht., 5' spread min.

QTY.	TYPE	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
34	IH	Indian Hawthorne 'Clara'	<i>Raphiolepis indica 'Clara'</i>	5 gal.	container, full plant specimen
31	MFG	Mexican Feather Grass	<i>Nassella tenuissima</i>	5 gal.	container, full plant specimen
11	MIS	Miscanthus	<i>Miscanthus sinensis 'Gracillimus'</i>	5 gal.	container, full plant specimen
23	NR56	Nellie R. Stevens Holly	<i>Ilex</i> sp. 'Nellie R. Stevens'	6' ht.	container, full plant specimen
549	NPH	Needlepoint Holly	<i>Ilex cornuta 'Needlepoint'</i>	36" ht.	container, full plant specimen
11	SKYP	Skypendal Holly	<i>Ilex crenata 'Skypendal'</i>	10 gal.	container, full plant specimen
14	KNR	Double Knockout Rose	<i>Rosa</i> sp. 'Double Knockout'	10 gal.	container, full plant specimen

QTY.	TYPE	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
101	LG	Giant Liriope	<i>Liriope gigantea</i>	1 gal.	container, full plant
583	WC	Wintercreeper	<i>Euonymus fortunei coloratus</i>	4" pots	container, (3) 12" runners min. 12" o.c.
		Common Bermudagrass	<i>Cynodon dactylon</i>		solid sod, refer to notes

NOTE: Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. All plant material shall meet or exceed remarks as indicated. All trees to have straight trunks and be matching within varieties.

<b>SITE REQUIREMENTS</b>		
Requirements: 20% of gross site to be landscape		
Total Site: 47,668 s.f. (1.09 acres)		
Required	Provided	
9,533 s.f. (20%)	5,708 s.f. (13.4%) / ROW: 3,846 s.f. = 9,554 s.f.	
<b>STREET FRONTAGE</b>		
Requirements: 20' buffer along street frontage including street ROW		
(1) tree 4" cal. per 30 l.f., (8) shrubs per 20 l.f.		
<b>WEST GROVE: 170.59 l.f.</b>		
Required	Provided	
(6) trees, 4" cal.	(7) trees, 4" cal.	
(70) shrubs, 5 gal.	(165) shrubs, 5 gal.	
<b>SOJOURN DRIVE: 259.75 l.f.</b>		
Required	Provided	PARKING LOT Requirements and (1) shrub
(8) trees, 4" cal.	(8) trees, 4" cal.	
(104) shrubs, 5 gal.	(212) shrubs, 5 gal.	

Requirements: 36" ht., 3 o.c.,

Required	Provided
1,127 s.f. (8%)	1,158 s.f. (8.2%)

Requirement: (1) tree per 10 regular spaces	
Total Parking: 42 spaces	
Required	Provided
(4) trees	(6) trees, 4" cal.

**PARKING LOT PERIMETER LANDSCAPE**  
Requirements: 5' wide buffer, (1) 4" cal. tree per 35 l.f.  
and (1) shrub per 3 l.f.

Required	Provided
(4) trees, 4" cal.	(4) tree, 4" cal.
(42) shrubs, 5 gal.	(59) shrubs, 5 gal.

# architecture

9660 Audelia Road  
Suite 123-66  
Dallas, Texas 75238  
214.261.9060

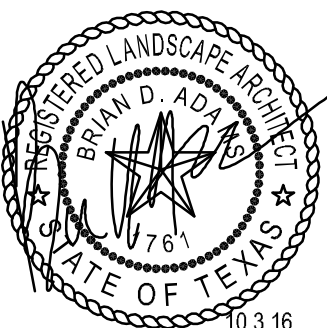
[www.azimutharc.com](http://www.azimutharc.com)

# KNIGHT RENOVATIONS CORPORATE OFFICES & WAREHOUSE

4200 SOJOURN, ADDISON, TX

2206

1	10.03.16	SUP SUBMITTAL
2		
3		
4		
5		
6		
7		
8		
9		



**SHEET CONTENTS:**

## LANDSCAPE PLAN

DATE: October 3, 2016

SHEET

## L1.1

© COPYRIGHT 2015 AZINUTH : ARCHITECTURE, INC

